



***Chatham-Kent
Ontario, Canada***

MUNICIPALITY OF CHATHAM-KENT

PLANNING AGENDA

**Monday, September 15, 2008
6:00 p.m.**

**Council Chambers
Chatham-Kent Civic Centre
315 King Street
2nd Floor
Chatham, Ontario
N7M 5K8**

Agenda available online at www.chatham-kent.ca

Please note: All cellular phones and pagers must be switched to a non-audible function during Council meetings

PROCESS - PLANNING MEETINGS

The process to be followed for each application will be as follows:

1. The application will be announced by name of applicant, the type of application, the municipal file number, and its location.
2. The Mayor will ask if there is anyone present, other than the applicant or his/or her agent, with an interest in the application, and to indicate so by raising their hand.

If there is no one present indicating an interest in the application, Council will proceed as follows:

1. There will be no presentation by the consultant or administration.
2. The consultant and administration will be asked if they wish to make additional comments regarding the report or recommendations.
3. Council will be asked if it has any questions of the consultant or administration.
4. The applicant will be asked if he or she has any comments.
5. The consultant and administration will be asked if they have comments based on any discussion that may have occurred.
6. Council will be asked what action it wishes to take with regard to the application.

If someone other than the applicant or the applicant's agent indicates an interest in the application, Council will proceed as follows:

1. The consultant will present the report.
2. Council will be asked if it has any questions of the consultant or administration.
3. Individuals or their agent present, with an interest in the application, other than the applicant, will be asked to proceed to the podium, provide their name and address, and address Council with their comments, concerns, questions.
4. Council will be asked if it has any questions of each presenter.
5. The applicant will be asked if he or she has any comments.
6. Council will be asked if it has any questions of the applicant.
7. The consultant and administration will be asked if they have any comments based on any discussion that may have occurred.
8. Council will be asked what action it wishes to take with regard to the application.

Please note: If any person or public body that files an appeal of a decision of The Corporation of the Municipality of Chatham-Kent in respect of a proposed planning application does not make any oral submission at the public meeting or any written submission to The Corporation of the Municipality of Chatham-Kent before the proposed Zoning By-law Amendment is approved, the Ontario Municipal Board may dismiss all or part of the appeal. Information on Council's actions tonight will be published on the municipal website (www.city.chatham-kent.on.ca). All persons receiving notice of this meeting will receive a Notice of the Passing of a By-law, relating to any of the planning applications presented here tonight, if approved, including appeal procedures. Any other person who wishes to receive a Notice of Passing or a Notice of Council's decision must submit a written request to the Municipal Clerk.

1. CALL TO ORDER

(Acting Mayor – Councillor Crew)

2. APPROVAL OF SUPPLEMENTARY AGENDA

3. DISCLOSURES OF PECUNIARY INTEREST (DIRECT OR INDIRECT) AND THE GENERAL NATURE THEREOF

4. PLANNING SERVICES

- (a) Combined Consent (File B-67/08) and
Zoning By-law Amendment (File D-28 RO/59/08/A)
Authier Farms Ltd. c/o Brian Paul Authier
Talbot Trail, Part of Lot 190, Concession TRS
Community of Romney (West Kent)
- Presentation by Administration/Planning Consultant
 - Public Input
 - Presentation by Applicant
 - Discussion
 - Action by Council
- (b) Combined Consent (File B-65/08) and
Zoning By-law Amendment (File D-28 RA/57/08/G)
Gregory Scott Guy & Kelly Lynn Russell-Guy
6467 Middle Line
Part of Lot 8, Concession 11
Community of Raleigh (South Kent)
- Presentation by Administration/Planning Consultant
 - Public Input
 - Presentation by Applicant
 - Discussion
 - Action by Council

- (c) Combined Consent (File B-62/08) and
Zoning By-law Amendment (File D-28 HO/54/08/S)
Edward Lawrence Scott
13654 Golf Course Line
Lot 17, Concession 11
Community of Howard (East Kent)
- Presentation by Administration/Planning Consultant
 - Public Input
 - Presentation by Applicant
 - Discussion
 - Action by Council
- (d) Combined Consent (File B-66/08) and
Zoning By-law Amendment (File D-28 RI/58/08/G)
Bernard J. Goodal
Henry Street, Part of Lot 8, Concession 10
Plan 245, Lots 16 to 21, RP 24R 5548, Parts 2 to 5
Community of Ridgetown (East Kent)
- Presentation by Administration/Planning Consultant
 - Public Input
 - Presentation by Applicant
 - Discussion
 - Action by Council
- (e) Combined Consent (File B-64/08) and
Zoning By-law Amendment (File D-28 ZO/56/08/L)
Wayne & Mary Jane Lambrecht
30701 Zone Road 6
Part of Lots 14 & 15, Concession 7
Community of Zone (East Kent)
- Presentation by Administration/Planning Consultant
 - Public Input
 - Presentation by Applicant
 - Discussion
 - Action by Council

- (f) Combined Consent (File B-63/08) and
Zoning By-law Amendment (File D-28 ZO/55/08/S)
Shane Sloan
7303 Lambton Line
Part of Lot 15, Concession 6
Community of Zone (East Kent)
- Presentation by Administration/Planning Consultant
 - Public Input
 - Presentation by Applicant
 - Discussion
 - Action by Council
- (g) Combined Consent (File B-54/08) and
Zoning By-law Amendment (File D-28 CA/49/08/P)
Peaceful Acres Ltd.
9786 Sugar Beet Line
Lot 4, Concession 3
Phil & Janet Richards
Community of Camden (North Kent)
- Presentation by Administration/Planning Consultant
 - Public Input
 - Presentation by Applicant
 - Discussion
 - Action by Council
- (h) Combined Consent (File B-101/07) and
Zoning By-law Amendment (File D-28 CH/75/07/K)
Birgit Kroon
5732 Bluewater Line
Part of Lot 1, Concession 1 (Gore)
Community of Chatham Township (North Kent)
- Presentation by Administration/Planning Consultant
 - Public Input
 - Presentation by Applicant
 - Discussion
 - Action by Council

- (i) Combined Consent (File B-61/08) and
Zoning By-law Amendment (D-28 DO/52/08/M)
Clifford Marchand
8091 Pine Line
Part of Lot 20, Concession 5
Community of Dover (North Kent)
 - Presentation by Administration/Planning Consultant
 - Public Input
 - Presentation by Applicant
 - Discussion
 - Action by Council

- (j) Condominium Conversion (Files D-12 C/02/08/E and 36 CDM-08502)
Emma Heights Inc.
200 Emma Street
Part of Lot 1, Plan 521
Community of Chatham (City)
 - Presentation by Administration/Planning Consultant
 - Public Input
 - Presentation by Applicant
 - Discussion
 - Action by Council

- (k) Draft Plan of Subdivision (36T-08503) and
Zoning By-law Amendment (D-28 RA/41/08/O)
1174506 Ontario Ltd.
120 Indian Creek Road. West
Part of Lots 22 & 23, Concession 3 EB Lot 2, Plan 476,
Part 1, RP 24R 5007 & Part 1, RP 24R 1419
Community of Raleigh (South-Kent)
 - Presentation by Administration/Planning Consultant
 - Public Input
 - Presentation by Applicant
 - Discussion
 - Action by Council

- (l) Gengrowth Wind Turbine Project – Removal of the “H”
 - Presentation by Administration/Planning Consultant
 - Public Input
 - Presentation by Applicant
 - Discussion
 - Action by Council

5. READING OF BY-LAWS

(a) FIRST READING

(b) SECOND READING

(c) COUNCIL TO GO INTO COMMITTEE, IF REQUIRED, TO DISCUSS BY-LAWS

(d) RESUMPTION OF COUNCIL

(e) THIRD AND FINAL READING

- i. By-law to amend Zoning By-law No. 42-1988 as amended, of the former Township of Romney (Authier Farms Ltd., c/o Brian Paul Authier) (Hansen #4921)
- ii. By-law to amend Zoning By-law No. Z-5200-88, as amended, of the former Township of Raleigh (Gregory Scott Guy & Kelly Lynn Russell-Guy) (Hansen #4902)
- iii. By-law to amend Zoning By-law No. 86-65, as amended, of the former Township of Howard (Edward Lawrence Scott) (Hansen # 4897)
- iv. By-law to amend Zoning By-law No. 75-20, as amended, of the former Town of Ridgetown (Bernard J. Goodal) (Hansen #4908)
- v. By-law to amend Zoning By-law No. 30-77, as amended, of the former Township of Zone (Wayne & Mary Jane Lambrecht) (Hansen #4918)
- vi. By-law to amend Zoning By-law No. 30-77, as amended, of the former Township of Zone (Shane Sloan) (Hansen #4898)
- vii. By-law to amend Zoning By-law No. 16-41, as amended, of the former Township of Camden (Peaceful Acres Ltd.) (Hansen #4813)
- viii. By-law to amend Zoning By-law No. 92-50, as amended, of the former Township of Chatham (Birgit Kroon) (Hansen #4263)
- ix. By-law to amend Zoning By-law No. 90-40, as amended, of the former Township of Dover (Clifford Marchand) (Hansen #4883)
- x. By-law to amend Zoning By-law No. Z-5200-88, as amended, of the former Township of Raleigh (1174506 Ontario Ltd (Links of Kent)) (Hansen #4778)
- xi. By-law to amend Zoning By-law No. 86-65 of the former Township of Howard (Gengrowth LP1) (Hansen #4046)

- xii. By-law to amend Zoning By-law 5296, of the former Township of Harwich (Gengrowth LP1) (Hansen #4046)
- xiii. By-law to amend Zoning By-law 2470-86, of the former Township of Tilbury East (Gengrowth LP1) (Hansen #4046)
- xiv. By-law to amend Zoning By-law 90-40, of the former Township of Dover (Gengrowth LP1) (Hansen #4046)
- xv. By-law to confirm the proceedings of the Council of The Corporation of the Municipality of Chatham-Kent at its meeting held on the 15th, day of September, 2008

6. RESOLUTION COUNCIL IN CLOSED SESSION & ADJOURNMENT

That Chatham-Kent Council adjourn to its next meeting to be held at 6:00 p.m. on **Monday September 22, 2008** and that Chatham-Kent Council authorize itself to meet in closed session prior to such Meeting to discuss any matters permitted by The Municipal Act.